



## Invitation to Bid      HNS-19-38

**NOTE:** Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

**Documents included in Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

**Bid Walk & Bid Opening:**      **HNS-19-38**

Project Address: <b>3819 TUCKASEEGEE ROAD</b>		<b>LEAD SAFE CHARLOTTE</b>
Bid Walk: <b>03/28/19 at 9:00 AM</b>		
Bid Opening: <b>04/04/18 at 2:00 PM</b>		
Client Name:		Contact Number:
Project Manager: <b>JAMES MAHON</b>		Contact Number: 704-432-2321

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at **\_JAMES MAHON\_** (cell # 704-614-6655).

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*

**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **3819 TUCKASEEGEE RD.** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

***All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:***

Dollars (\$) \_\_\_\_\_

*Written total*

Specs Dated: 03-20-2019 Number of Pages: 4 LbP W/ Maps& 3 ( \* HEALTHY HOMES).

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

**Project Schedule: \* MUST provide a Start Date :**

**Completion Deadline: \* MUST provide a Completion Date :**

***Please Print and Sign:***

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



### **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

James M. Mahon  
Rehabilitation Specialist  
City of Charlotte  
Neighborhood and Business Services  
600 E. Trade St.  
Charlotte, NC 29202  
PH: (704) 432-2321



## **Instructions to Bidders**

### **Explanations to Bidders**

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

### **Preparation of Bids**

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

### **Submittal of Bids**

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



***SAFE HOME***  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
  - Scope of Work
  - Addenda Acknowledgement
  - Itemized Work Sheet
  - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS  
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

# Work Specification

Response Due: 4/4/2019 2:00 PM

Prepared By:

City of Charlotte Housing & Neighborhood Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7600

## Property Details

Address:	3819 Tuckaseegee Rd Charlotte, NC 28208	Owner:	ONEX10 LLC
Structure Type:	Single Unit	Owner Phone:	Home: (704) 577-0144
Square Feet:	2666	Program(s):	Tested- HAS LEAD LeadSafe 2016 Healthy Homes LBP 2016
Year Built:	1925		
Property Value:	193600		
Tax Parcel:	06503606		
Census Tract:			
Property Zone:	Council District 3		

## Repairs

### Description

Floor

Room

Exterior

### Combination CO / Smoke Detector Hard Wired

1 st Floor & 2 nd Floor

Install a hard wired combination carbon monoxide and smoke detector with battery back up.  
Healthy Homes

Bid Cost:	X	=	
Base	Quantity		Total Cost

### Smoke Detector Hard Wired

1 st Floor & 2 nd Floor

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

\* HEALTHY HOMES

Bid Cost:	X	=	
Base	Quantity		Total Cost

### Prehung Metal Door Entrance

1 ST FLOOR

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

\* HEALTHY HOMES

Bid Cost:	X	=	
Base	Quantity		Total Cost

# Work Specification

## Resilient Flooring

### KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

\* HEALTHY HOMES

Bid Cost:  $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

## Wall Finish Repair

### Hallway outside of kitchen

Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth.

\* Healthy Homes

Bid Cost:  $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

## See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate.

Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost:  $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

## Portable Toilet

### Exterior

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost:  $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

## Permits Required

### Exterior

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost:  $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

## Dumpster

### Exterior

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost:  $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

# Work Specification

## Certification

Contractor Name: \_\_\_\_\_

Total Cost: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



LEAD ABATEMENT SCOPE OF WORK  
& INSTRUCTIONS TO BIDDERS

Address **3819 TUCKASEEGEE ROAD**

3/20/2019

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior-Side A & B -Side door Casing & Jamb.	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
2	Exterior-Side A , B ,C & D - Sliding/Walls .	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
3	Exterior sides - ALL- Windows	ComponentsReplace with component of like size ,style and dimension.prime coat any uncoated			
4	Exterior-Side A ,B,C, & D - Fascia and Soffit.	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
5	Exterior-Side A ,B,C,& D - Corner Trim.	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
6	Exterior-Side C - Door Jamb.	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
7	Exterior-Side C -Back Porch Ceiling and Header.	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
8	Exterior-Side A - Decorative Bracket.	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
9	Interior-Window sashes ,sills & casings	Replace.Remove and dispose of ComponentsReplace with component of like size ,style and dimension.prime coat any uncoated			
10	Interior-Room # 4- Baseboard & Crown Molding	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
11	Interior-Room # 4 A & D Side door- Casing and Jamb	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
12	Interior-Room# 4 Side A- Closet Door Casing & Jamb	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
13	Interior-Room # 4 - Closet- Wall,Baseboard,Shelf and Ceiling	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
14	Interior-room # 7 - Side B - Door Casing and Jamb	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
15	Interior-room # 7 - Side A,B,C, & D - Walls	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
16	Interior-room # 8 - Side B - Door Jamb	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
17	Interior-room # 8 - Side A- Closet Wall & Closet Baseboard	Stabilize: Interim controls-General cleaning,wet wiping Hepa vacuuming, and re-painting.			
18	Soil- Perimeter of house	Cover all exposed area -3 feet from the foundation wall. Cover soil with landscape fabric and Cedar mulch to a depth of 4 inches, Insure proper drainage away from foundation walls.			
<b>TOTAL COST</b>					

0 Contractors may submit an occupant protection plan on the form provided.

1 Contact Lars Aamont if an additional form is needed. Phone 704-593-1640

Complete all Interior work in a unit in a single day.

2 Allow for replacement of 50 board feet of rotted wood.

3 Unless otherwise noted any window or door removal and replacement

4 includes frame and trim on both sides.

In lieu of complete removal, window frames may be enclosed with vinyl on

5 exterior in accordance with all project manual requirements

6 Contact Lars Aamont to conduct inspections prior to repainting or other putback and after vinyl siding installation.

Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Adden 0

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

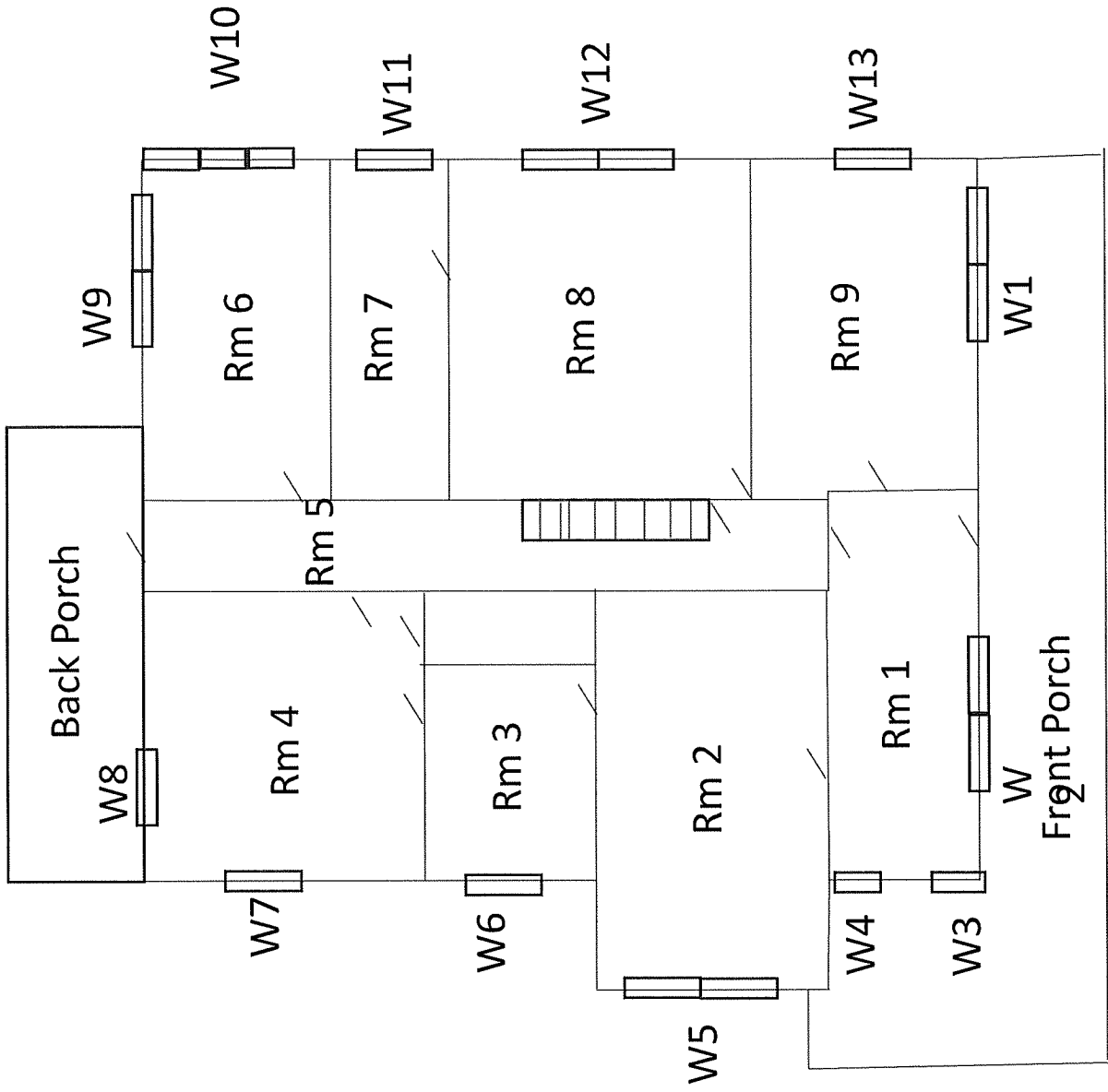
Contractor Submitting Bid:

Address:

Phone:

*DA*

C Side



B Side

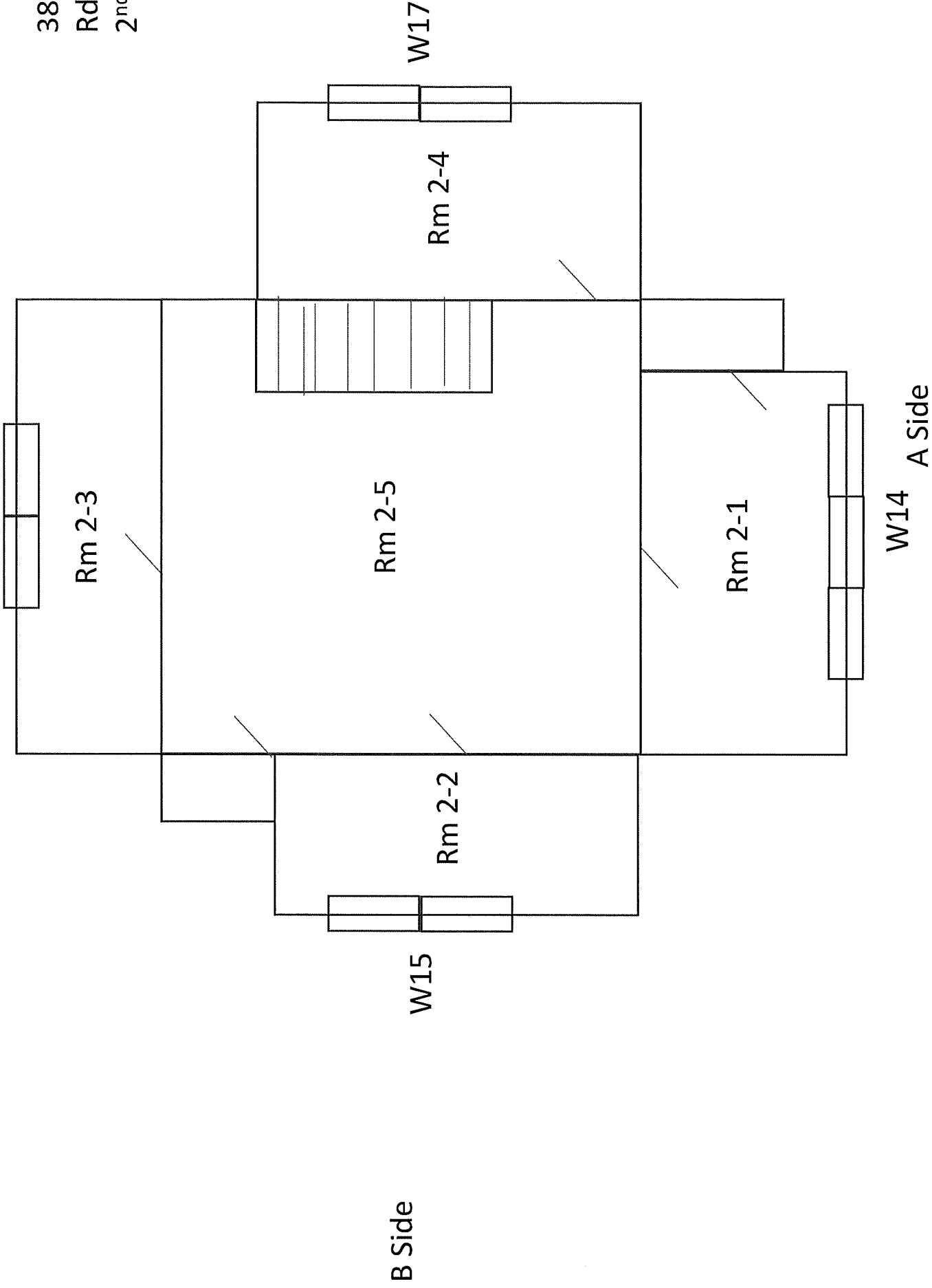
D Side

A Side

3819 T  
Rd. Ch  
1st Floor

COIN WASH

3819 T  
Rd. Ch  
2<sup>nd</sup> Flo



## Mahon, James

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**From:** Lars Aamoth <laamoth@ei1.com>  
**Sent:** Monday, February 25, 2019 10:57 AM  
**To:** Mahon, James  
**Subject:** [EXT] RE: Tuckaseegee  
**Attachments:** Layout.pdf

**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please forward all suspicious email to [bad.mail@charlottenc.gov](mailto:bad.mail@charlottenc.gov).

Jimmy,

Please see attached amended layout for 3819 Tuckasegee. Below is a list of the windows listed on the layout, there are a total of 29 if you include all the double/triples. Let me know if you would like me to amend report verbiage to show this as well.

### 1<sup>st</sup> Floor

- A Side
  - Window 1 -double
  - Window 2-double
- B Side
  - Window 3-single
  - Window 4-single
  - Window 5-double
  - Window 6-single
  - Window 7-single
- C Side
  - Window 8-single
  - Window 9-double
- D Side
  - Window 10-triple
  - Window 11-single
  - Window 12-double
  - Window 13-single

### 2<sup>nd</sup> Floor

- A Side
  - Window 14-triple
- B Side
  - Window 15-double
- C Side
  - Window 16-double
- D Side
  - Window 17-double

**Lars Aamoth**  
Manager, Charlotte Operations  
The EI Group, Inc.  
Environmental, Health and Safety Solutions.